CYPRESS HOME OWNERS ASSOCIATION

C/O LA PERLA PROPERTY MANAGEMENT

FALL NEWSLETTER 2026



BOARD OF DIRECTORS

- JOHN RUSSELL - PRESIDENT
- DONNA REGEON - VICE PRESIDENT
- JEAN REDFEARN - TREASURER
- MARIA DELVAUX - SECRETARY
- SCOTT SCHLATTER - MEMBER AT LARGE

SEPTEMBER MEETING REMINDER

DUE TO OWNER INTEREST AND THE BOARDS COMMITMENT TO TRANSPARENCY, THE BOARD MEETING HELD ON SEPTEMBER 24TH. WILL BE HELD IN A HYBRID FORMAT, GIVING HOMEOWNERS THE OPTION TO ATTEND IN PERSON AT THE LA PERLA OFFICE OR REMOTELY VIA ZOOM. THE AGENDA WITH THE DETAILS, WILL BE PROVIDED FOUR DAYS PRIOR TO THE MEETING.
WE LOOK FORWARD TO SEEING YOU THERE!

CHOA COMMITTEE MEMBERS

ARCHITECTURAL: JEAN REDFEARN, MARIA DELVAUX, DON MOREAU
LANDSCAPE: JOHN RUSSELL, JEAN REDFEARN, JUDTIH FISCHER
COMMUNICATION: JUDITH FISCHER AND SABRINA MOREAU

IF YOU ARE INTERESTED IN JOINING ANY OF THESE COMMITTEE PLEASE EMAIL US AT CUSTOMERSERVICE@LAPERLAPM.ORG

DID YOU KNOW?

UNDERSTANDING YOUR HOA: WHO MAKES THE DECISIONS?

HAVE YOU EVER WONDERED WHY THE MANAGEMENT COMPANY SENDS COMPLIANCE NOTICES, PROCESSES ASSESSMENT PAYMENTS, OR RESPONDS TO MAINTENANCE CONCERNS? YOU MAY ASSUME MANAGEMENT IS "IN CHARGE" OF THE ASSOCIATION. THE ANSWER IS NO.

THE BOARD OF DIRECTORS IS THE GOVERNING BODY OF THE ASSOCIATION AND IS RESPONSIBLE FOR ESTABLISHING POLICIES, APPROVING BUDGETS, SETTING PRIORITIES, AND MAKING DECISIONS THAT AFFECT THE COMMUNITY. THE BOARD'S AUTHORITY COMES FROM THE ASSOCIATION'S GOVERNING DOCUMENTS, INCLUDING THE CC&RS AND BYLAWS.

THE MANAGEMENT COMPANY IS A VENDOR HIRED BY THE ASSOCIATION TO PROVIDE ADMINISTRATIVE AND OPERATIONAL SERVICES. MANAGEMENT WORKS AT THE DIRECTION OF THE BOARD AND IS RESPONSIBLE FOR CARRYING OUT BOARD DECISIONS AND HANDLING THE ASSOCIATION'S DAY-TO-DAY OPERATIONS WITHIN THE POLICIES ESTABLISHED BY THE BOARD.

WHAT DOES THIS MEAN FOR HOMEOWNERS?

NOT EVERY REQUEST CAN BE RESOLVED BY MANAGEMENT. SOME MATTERS REQUIRE BOARD DISCUSSION OR APPROVAL, PARTICULARLY REQUESTS INVOLVING POLICY CHANGES, SIGNIFICANT EXPENDITURES, EXCEPTIONS TO THE RULES, OR ISSUES OUTSIDE MANAGEMENT'S AUTHORITY.

THE BEST WAY TO GET AN ISSUE RESOLVED IS TO USE THE PROPER CHANNELS:

- REPORT COMMON-AREA MAINTENANCE ISSUES TO MANAGEMENT.
- DIRECT ASSESSMENT AND ACCOUNT QUESTIONS TO MANAGEMENT.
- CONTACT MANAGEMENT WITH QUESTIONS ABOUT COMPLIANCE NOTICES AND ASSOCIATION RULES.
- UNDERSTAND THAT SOME REQUESTS REQUIRE BOARD APPROVAL AND MAY TAKE ADDITIONAL TIME.
- GIVE MANAGEMENT THE OPPORTUNITY TO INVESTIGATE AND ADDRESS YOUR CONCERN BEFORE ASSUMING NO ACTION IS BEING TAKEN.

WHEN IN DOUBT, START WITH MANAGEMENT. WE WILL HELP EXPLAIN THE PROCESS, ADDRESS WHAT IS WITHIN OUR AUTHORITY, AND MAKE SURE MATTERS REQUIRING BOARD DIRECTION ARE BROUGHT TO THE BOARD.

IMPORTANT REMINDERS

🛋️ BULKY ITEM PICKUPS

If you need to schedule a bulky item pickup, please email Management at customerservice@laperlapm.org to make arrangements . Items are not to be put out until the morning of pick up and should never be placed in the grass. Take pride in the community and discard of items properly.





🐾 PET OWNER REMINDER–PLEASE CLEAN UP AFTER YOUR PETS

All pet owners are strictly responsible for cleaning up after their pets at all times, including throughout the Association's common areas. **Please remember to carry appropriate waste bags whenever walking your pet and dispose of pet waste properly.** Leaving pet waste behind creates an unpleasant and unsanitary environment for your neighbors and community.

🦟 MOSQUITO & WEST NILE VIRUS AWARENESS

Residents are encouraged to take precautions against mosquitoes and mosquito-borne illnesses, including West Nile virus.
One of the most effective ways to reduce mosquito activity around your home is to eliminate standing water. Even very small amounts of water can provide a place for mosquitoes to breed.**Please regularly check your patio, yard, and other areas around your home and empty standing water.**

RESIDENT APPFOLIO PORTAL

THE APPFOLIO RESIDENT PORTAL IS A CONVENIENT WAY FOR HOMEOWNERS TO STAY CONNECTED WITH MANAGEMENT AND ACCESS IMPORTANT ASSOCIATION SERVICES IN ONE PLACE. WE ENCOURAGE ALL HOMEOWNERS TO UTILIZE THE PORTAL REGULARLY TO HELP ENSURE REQUESTS AND COMMUNICATIONS ARE PROPERLY DOCUMENTED AND HANDLED EFFICIENTLY.

HOMEOWNERS HAVE THE ABILITY TO:

1. SUBMIT MAINTENANCE REQUESTS AND PROVIDE PHOTOS
2. SUBMIT AND TRACK ARCHITECTURAL APPLICATIONS
3. VIEW ACCOUNT INFORMATION LIVE
4. VIEW IMPORTANT ASSOCIATION NOTICES, DOCUMENTS AND MINUTES

TO ACCESS YOUR RESIDENT PORTAL VISIT LAPERLAPMGMT.APPFOLIO.COM/CONNECT TO LOG IN AND ACCESS YOUR ACCOUNT.

STAY CONNECTED. STAY INFORMED. LET APPFOLIO BE YOUR FIRST STOP FOR ASSOCIATION-RELATED REQUESTS AND INFORMATION.

PLEASE NOTE, NOT ALL DOCUMENTS ARE AVAILABLE IN THE PORTAL. HOMEOWNERS REQUESTING SPECIFIC FINANCIAL DOCUMENTS ARE REQUIRED TO EMAIL CUSTOMERSERVICE@LAPERLAPM.ORG. FEES MAY APPLY TO THESE REQUESTS.

🌿 LANDSCAPE MAINTENANCE UPDATE

BrightView Landscape Services has begun providing landscape maintenance services for the Association on August 1, 2026. The Board and Management are working closely with the new team to ensure the community's landscaping receives proper care and attention. We appreciate your patience during this transition and look forward to the improvements and enhanced services BrightView will bring to our community.



UPCOMING CITY OF CYPRESS EVENTS



Join the Fun at the Annual Cypress Run!

Get ready to lace up your sneakers and celebrate our community in the best way possible! Whether you are flying solo, racing with friends, or bringing the whole family along, mark your calendars for Saturday, October 3 for the annual Cypress Run. Come take on the challenge and dash through the heart of our beautiful City!
For more details Visit : https://www.cypressca.org/activities



SAVE THE DATE!

Wednesday, October 21, 2026
Cypress Community Center
8:00 a.m. – 1:00 p.m.
For more details Visit :
https://www.cypressca.org/activities



THE GREAT ESCAPE: HALLOWEEN ESCAPE ROOM

ARE YOU PREPARED TO EMBARK ON A THRILLING ADVENTURE THAT WILL TEST YOUR WIT AND UNRAVEL MYSTERIES? ACCEPT THE INVITATION AND UNLOCK THE SECRETS HIDDEN WITHIN THE MYSTERY MANSION.

SATURDAY, OCTOBER 24
CYPRESS COMMUNITY CENTER

HTTPS://WWW.CYPRESSCA.ORG/ACTIVITIES/TEEN-ACTIVITIES/TEENS-NIGHT-OUT-HALLOWEEN-ESCAPE

CERTIFIED FARMERS MARKET

EVERY SATURDAY FROM 9:00 AM TO 2:00 PM (RAIN OR SHINE)
CORNER OF KATELLA AND LEXINGTON IN THE COTTONWOOD CHURCH PARKING LOT.

The Cypress Certified Farmers Market has plenty of certified local organically grown fruits and veggies to choose from, as well as farm fresh eggs, fresh baked breads and baguettes, fresh hummus, honey, award-winning tamales, and much more! The Cypress Farmers Market is open all year long rain or shine.

Important Contact Info:

LA PERLA PROPERTY MANAGEMENT

25201 PASEO DE ALICIA, STE 210
LAGUNA HILLS, CA 92653
OFFICE # 949.668.0800
HTTP://WWW.LAPERLAPMLIVE.ORG

FOR AFTER HOURS EMERGENCIES INVOLVING THREAT TO LIFE OR PROPERTY, PLEASE CALL
(949) 361-6330

CLUBHOUSE RENTALS

FEE: $25 TO RENT THE CLUBHOUSE; $100 DEPOSIT IS REQUIRED FOR ALL RESERVATIONS.
PLEASE CONTACT THE CLUBHOUSE MANAGER VIA EMAIL FOR MORE INFORMATION.
CLUBHOUSE@CYPRESSHOA.ORG

PROPERTY MANAGERS

TINA BASHIKIAN
TINA@LAPERLAPM.ORG
ZAINAB MAKATI
ZAINAB@LAPERLAPM.ORG

PET RELATED MATTERS

PHONE # (714) 796-6442
(DOG BARKING/ANIMAL NUISANCE COMPLAINTS)

FOR MAINTENANCE RELATED REQUESTS, PLEASE EMAIL: CUSTOMERSERVICE@LAPERLAPM.ORG OR SUBMIT YOUR REQUESTS THROUGH THE OWNER APPFOLIO PORTAL

CYPRESS POLICE DEPARTMENT

NON EMERGENCY PHONE # 714-229-6600
(AFTER QUIET HOURS NOISE COMPLAINTS)

IF YOU ARE THE VICTIM OF A CRIME, PLEASE CALL 911!